

FIRST DRAFT

Minutes of Board Meeting

Upper Las Colonias Neighborhood Association

March 7, 2017 4:00PM

Quail Ridge Tennis Facility

Attendance - Present - Jeff Tetenbaum, Steve Turner, CJ Johnson (for part), Kurt Edelbrock, Mike Tarleton, John Mahoney and Jim Turner. Eugenia was in Europe.

Also in attendance – Marion Summers, Tom Ottinger, Melissa and Norm Neuwiler, Martha Grossman, Doris Brier, Lou Sturbois, Jana Ebeling and Jorge Gonzalez.

1. Minutes of the September, 15 and November 15 Board Meetings as well as the November 15 Annual Meeting were approved.

2. Treasurer's Report. John indicated the balance was \$814.61. Kurt indicated that there is no need to add to the balance now but depending on county notice requirements on the Overlay, there may be a need for additional funding at that time. Nevertheless, donations are always welcome.

3. Dangerous Dogs. Jeff gave a brief summary of recent events. One of Mike and Laura Borkland's dogs was attacked for a second time. We were able to determine the owner who agreed to pay the vet bills and to prevent his dog from roaming in the future. A few days prior to this meeting two dogs attacked Lou Sturbois's dog and Lou was injured in attempting to separate them from his dog. Other incidents over the past couple of years were mentioned. The Animal Control Officer Richard Sanchez (575-770-3988) was invited to the meeting but was unable to attend. What to do about this? – take precautions when walking, carry mace, pepper spray or other protections to try as best you can to remain safe. We will send an email and put a note on the website. A suggestion to leash dogs was soundly rejected.

4. Tarleton Property – Mike, with the assistance of Mark Yaravitz and John Halley provided a revised Tarleton Ranch Land Use Plan. John explained the reasoning and thought processes behind what is being proposed. In summary, the plan drawing states the following: "This conceptual eco-community plan features a Permaculture based evolution of the existing Tarleton Ranch into a regeneratively sustainable farm and mixed-use community. Proposal incorporates principles and concepts of New Urbanism and Permaculture in a manner similar to successful communities like Seabrook (Washington), Lookout (Washington) and Village Homes (California). Proposed mixed-use community includes the following suggested eco-community uses, businesses and amenities: Agriculture . . . Commercial Center . . . Community Center and Resources . . . and Residential Opportunities."

Agriculture - John and Mark explained that in the proposed plan there would be a working farm which would include both indoor and outdoor crops, a nursery, small animals and a service facility. It would have many sources of water, including a treatment plant. Water for the entire property would be supplied by El Prado Water District. No wells will be drilled. There will also be cattle and other animal grazing. This would be a 150 acre agra business.

The Commercial Center would include a luxury hotel and possibly a second hotel, Inn or B&B. Retail establishments would be located along 150, with significant setbacks from the road as well as in a plaza area further to the west. Restaurants, a grocery store, offices and other businesses would fill the rest of the retail space. There will not be a standalone gas station on the property (however one attached to the grocery store might be a possibility). Also, a rental car facility attached to the hotel is also being considered.. The commercial area would be the first of the four major community uses to be developed.

The Community Center and Resources provided would include a conference center and town hall, a firehouse, central and neighborhood parks and multi-use paths and trails.

Residential Opportunities would be plentiful and varied with apartments and condominiums, employee housing, live/work and single family residences.

The board did not consider voting on this revision. We were asked to consider what is being proposed and to provide any additional comments and suggestions that we may have. One aspect of the plan that raised some concern among some that were present (including non-board members) was the density of some of the proposed residential areas. It was confirmed that the proposal would not exceed the overlay's density requirements and as proposed, more open space would be able to be created. Nevertheless, changes are not out of the question. If all residential units were occupied, the additional 500-550 units would likely introduce significant traffic and other concerns. However, based on expected population growth forecasts for the area as well as limits on funding, it is likely that only one or two of the 8 major residential areas would be available over the next few years. Mike and co. indicated that this proposal would be a 20-30 year project.

When the plan is finally approved, the county will rezone the property. The ULCNA overlay will fit over the Planned Unit Development. In other words, only uses and development standards set forth in the overlay will be permitted in the newly zoned areas.

The overlay remains in a holding pattern. We anticipate more meetings with the county planners and counsel in the near future to move the draft overlay and zoning to a conclusion.

4. ACE Property on 150 – With the fence recently constructed on 150 on the ACE property, one wonders what is being planned. Kurt spoke with Nathan about it prior to the meeting. Nathan advised that there has been no permit issued and that ACE reps intend to visit with the association about their plans. Mark Yaravitz indicated that their plan is to construct an ACE hardware store on the north side and would be considered a major development on the 7 acre property. No one was surprised. Mark also indicated that Chamisa Feed was going to lease their property along 150 to Randalls. I guess this means there won't be a need for a hardware store on the Tarleton property.

5. Cordova Home – William and Clara Cordova submitted an application to put a manufactured home on their property. The board, acting as the Development Standards Advisory Board, reviewed the application and determined that there would be no objection as it appears to conform to our zoning and regulations in all respects and is consistent with other buildings in that particular neighborhood (subzone 3A) within Upper Las Colonias.

6. Meeting was adjourned. Next meeting is set for Tuesday, April 11, 2017.

